



TOWN OF SWAMPSCOTT

PLANNING BOARD

ELIHU THOMSON ADMINISTRATION BUILDING
22 MONUMENT AVENUE, SWAMPSCOTT, MA 01907

MEMBERS
ANGELA IPPOLITO, CHAIR
GEORGE POTTS, VICE CHAIR
MIKE PROSCIA
BILL QUINN
DAVID ZUCKER

STAFF
MARZIE GALAZKA, DIR. OF COMM. DEV.
MOLLY O'CONNELL, SENIOR PLANNER

APRIL 29, 2021 MEETING MINUTES

Time: 7:02PM – 8:17PM
Location: VIRTUAL MEETING
Members Present: A. Ippolito, B. Quinn, M. Proscia, D. Zucker, T. Dooley
Members Absent:
Others Present: Molly O'Connell (Town Planner), Marissa Meaney (Land Use Coordinator), Rich Baldacci (Building Commissioner)

The meeting was video recorded.

Chairwoman of the Board, A. Ippolito called the meeting to order at 7:02 P.M.

The purpose of tonight's public meeting was to discuss the proposed changes to the Zoning Bylaw and receive input from both the Board and the public. The vote to recommend these items for Town Meeting occurred on May 12, 2021.

Town Planner, Molly O'Connell led the discussion with a Powerpoint presentation that described the bylaw as it stands, and the implications that the proposed amendment would have on the bylaw.

Accessory Dwelling Units: **THIS PROPOSED AMENDMENT HAS BEEN POSTPONED TO FALL TOWN MEETING**

Signs: Purpose to remove certain language pertaining to contractor signs. Allows for temporary contractor signs but removes requirements for placement on fence or building. Only one sign to be allowed.

B. Quinn and D. Zucker asked for inclusion of language regarding political signs.

Building Height: Purpose is to align definition with Massachusetts building code. It would be measured from the highest point on a roof to the lowest finished grade on the ground.

B. Quinn and M. Proscia agreed that this change in definition would make certain houses noncompliant with height regulation; particularly those on sloped properties.

The Board agreed to postpone this amendment to Fall 2021.

MOTION: D. Zucker to withdraw article. B. Quinn seconds; unanimously approved.

Building Coverage: Purpose is to remove incorrect definition.

D. Zucker recommended that definition should maintain consistency by always saying "total footprint" rather than just "footprint."

Administration & Procedures: Purpose is to define specific duties and authority of Building Commissioner.

A Ippolito agrees to requirement of certified, “as-built” plot plan.

R. Baldacci explained that “as-built” plot plan is in addition to “proposed” plot plan that is submitted with ZBA/Planning application.

M. Proscia understands the idea but it does add to number of fees that one incurs when going through process

Non-Conforming Structures: Purpose is to allow greater flexibility for Building Commissioner/homeowner to make conforming changes to non-conforming structure. Increases five-year allowance for addition in gross floor area from 15% to 25% for dimensionally-conforming additions. Also removes language regarding cost of construction, removes provision for height increase, and removes provision for open space decrease.

Residents John and Siobhan Giantis inquired about the increase from 15% to 25%, and whether there were existing provisions that would keep additions under control. Commissioner Baldacci confirmed that there are additional dimensional requirements, which would then trigger the special permitting process.